



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held April 15, 2008, the Board took the following action:

69-A

The following statement was entered into the record for Supervisor Knabe:

“My office has received numerous complaints regarding yard modifications (modification of building setbacks) in unincorporated ‘Cerritos Island’ that were administratively approved by the Department of Regional Planning. For example, a 33-story, single-family residence is currently being constructed on a legal, undersized lot with only a 10.5 foot-front yard building setback from the road.

“I want to be reassured that this type of development on undersized lots is appropriate. In addition, the yard modification process does not provide adequate notification to neighbors of either the application, or the Department’s decision. For example, the City of Cerritos requires a variance and a public hearing with notification to neighbors within a 500 foot radius for requests, in order to consider modifying building setbacks. The County Code allows an administrative process that does not require either a public hearing or notification to neighbors for the yard modification, although the Department of Regional Planning provides a courtesy notice to property owners within 100 feet of the proposed site.

“The Department of Regional Planning must report back quickly with information on development activity in unincorporated Cerritos Island, including a review of pending applications and approvals for yard modifications, and a comparison of County requirements for yard modifications with the requirements of neighboring cities for modifying building setbacks.

(Continued on Page 2)

69-A (Continued)

“The Director of Planning should consult with the County Counsel to determine if it is appropriate to adopt an interim urgency ordinance to either require a conditional use permit for yard modifications, or to impose a temporary ban on yard modifications in the unincorporated Cerritos Island until such time that a study is completed and/or appropriate regulations are identified and imposed to address the problem. Those recommendations should be included in the report back to the Board of Supervisors.”

Therefore, at the suggestion of Supervisor Knabe, and on motion of Supervisor Yaroslavsky, seconded by Supervisor Molina, unanimously carried (Supervisor Knabe being absent), the Director of Planning was instructed to take the following actions:

1. Report back to the Board within 30 days on development activity in the Cerritos Island, including pending applications and approvals for yard modifications, along with a comparison of County requirements for yard modifications with the requirements of neighboring cities such as Cerritos, Norwalk and Artesia; and
2. Consult with County Counsel to determine if it is appropriate to adopt an interim urgency ordinance to either require a conditional use permit for yard modifications in the unincorporated Cerritos Island, or to impose a temporary moratorium on yard modifications until such time that appropriate regulations are identified and imposed to address the problem of numerous complaints regarding yard modifications (modification of building setbacks) in the unincorporated Cerritos Island.

09041508_69-A

Copies distributed:

Each Supervisor
Chief Executive Officer
County Counsel
Director of Planning